



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

May 11, 1981

Present: Kulmala, Sauer, Sillers, Raftery, Chaput, Coulter

The Wetlands Special Permit Public Hearing was called to order. Mr. Rolando, River Road, submitted a plan showing new engineering data for the 120-foot contour for the flood hazard area. He reported that a request had been submitted to the FIA requesting a map amendment. A letter of amendment will be forthcoming from Centruy Engineering to Washington. Meanwhile the Special Permit will allow Rolando to build in the area under the permitted uses of the underlying district. His bank will probably require the additional flood insurance until the map amendment is accepted by vote of Town Meeting.

The Special Permit was requested under Section 5.B.6.b of the Zoning Bylaw for all lots shown on the plan and the common area shown. Dr. Eliot, abuttor, made the point that the stakes put in along the river meadow when he sold 10 acres of river meadow land to the government were shown on the 1976 wetlands maps to be at the top of the hill.

Ms. Wallerstein felt that there should be some indication as to whether land shown as above (inland from) the 120-foot contour in fact dips down and goes below it. A check with the U.S. Geological Survey Map seemed to show that this was probably not the case. Spot elevations within the area to be covered by the Permit were requested and cross-hatching of the entire area was requested. The entire parcel is 50 acres and approximately 15-20 acres are the subject of the requested Permit.

Motion was made to approve the Special Permit on the condition that spot elevations be shown in the disputed area and the area that is not at all affected by clearly indicated and that the areas really in the flood hazard zone be clearly indicated. During discussion of the motion it was noted that referral agencies have 35 days from receipt of application to make comments before a decision of the Planning Board should be made.

Motion was made and seconded to table the previous motion until the conditions have been met and until input from referral agencies has been received. Voted unanimously to table the motion until the May 26 meeting.

Mr. Bradbury, Four Seasons Development, appeared to request lot releases for Munroe Hill. He reported that sidewalks are scheduled to be put in tomorrow, May 12. Loaming, seeding and planting near Westford Road remain to be done. Paving repair at the intersection of Nathan Lane and Virginia Farme will also be done.

Hal Sauer expressed concern about the condition of the land behind Lot 31. Pile of rocks and dirt against the stone wall, over the stone wall and, in some places, the stone wall has been knocked over. The pile of dirt is there to keep water in the retention area instead of going over the wall, said Bradbury. Most of the stone wall that is down, according to Bradbury, is just the result of neglect over the years.

Three lots were requested for release (Lots 18, 19 and 29), with Lots 30 and 23 still being held by the Town. It was felt that if Lots 18 and 19 are released, abutters (Chris Hart and MSB, Inc.) should be given notice that they are to be released even though they do not follow completely the Subdivision Definitive Plan as approved (contours seem steeper than shown on the plan).

Motion made and seconded to release Lot 29. Voted 5 in favor, 1 opposed. It was decided that members of the Board should look at the other lots before voting their release. Saturday, May 16, and Tuesday, May 26, were chosen for walking the lots.

A "progress print" for the Fisk land on Lowell Road was presented by Mr. Bradbury. He reported that they have offered an agreement to deed to the Selectmen Lot 12 and have offered an agreement with the Conservation Commission, subject to approval of Special Permits for Common Driveways, that 200 feet back from Lowell Road would be restricted from above-ground structures. One common driveway would serve five lots and three lots would be accessed by another common driveway. The ANR plan and the application for Special Permits will be presented on May 26.

In other business, Hal Sauer will discuss with the Building Inspector what problems might occur if Special Permits are issued but not filed with the Registry of Deeds.

Ex officio committee assignments:

Long Term Capital Requirements -- Dick Coulter
Conservation Commission -- Sylvia Sillers
Historic Commission -- Hal Sauer
Housing -- Vivian Chaput
State Forest Advisory Committee -- Hal Sauer

Kay Kulmala suggested that the Assessors' Map update be completed. Moved and seconded to approve expenditure of funds not to exceed \$250 to update the Assessors' Map. Voted unanimously in favor.

Meeting adjourned 11:15 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board